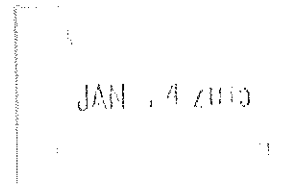


January 14, 2016

Patrick Brady, President
Wilbraham Nature and Cultural Center, Inc (WNCC)
P.O. Box 874
Wilbraham, MA 01095



Community Preservation Committee (CPC)
Town of Wilbraham
240 Springfield Street
Wilbraham, MA 01095

Dear CPC members,

First, please let me thank you for your service on CPC, as well as, the other Town committees on which you serve. Wilbraham is a better place because to volunteer your time and talent.

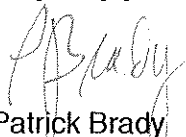
Secondly, WNCC recognizes this proposal is expensive so, we have broken it down into two parts; exterior and interior. After studying the Carriage House's condition it was determined its renovation was simply too expensive. WNCC is proposing a bathroom addition to the Red Barn. The project will be completed within one year.

Thirdly, the answer to the annual zombie question (it keeps rising from the dead), "Can CPA funds legally be used at Fountain Park"?, is yes. While the Anti-Aid Amendment prohibits towns from spend money to maintain Fountain Park, WNCC has never asked for or received Town funds to maintain the park. Just like you, WNCC members are volunteers who raise money to maintain Fountain Park for the benefit of the community.

Town Attorney's Mike Hassett and his successor Steven Reilly studied the Anti-Aid Amendment and Community Preservation Act and concluded CPA funds may be spent at Fountain Park for capital improvements that benefit the community. Wilbraham Town Meeting also voted to allow CPA finds to be spent on capital improvement projects at Fountain Park.

Finally, the board of directors thanks you for your past support and looks forward to working closely with you to add bathrooms at Fountain Park to benefit the community.

Very truly yours,



Patrick Brady

TOWN OF WILBRAHAM
COMMUNITY PRESERVATION COMMITTEE
240 SPRINGFIELD STREET,
WILBRAHAM, MASSACHUSETTS 01095

PROJECT PROPOSAL FORM

PROJECT TITLE: Red Barn Bathrooms

CPA Funding Requested: \$ 405,000.00 Total Project Cost: \$ 450,000.00

Name of Applicant: Patrick Brady

Sponsoring Organization (if applicable): Wilbraham Nature & Cultural Center, Inc

Mailing Address: P O Box 874 Wilbraham MA 01095

Daytime Phone: 413-204-2660 Email: pat.brady@gmail.com

Are supporting documents attached to this form? Yes ☒ Number of Pages: 4

Please indicate to which of the Community Preservation categories this project applies :

<input type="checkbox"/> Open Space Preservation	<input type="checkbox"/> Affordable Housing
<input checked="" type="checkbox"/> Historic Preservation	<input type="checkbox"/> Public Recreation

PLEASE ATTACH THE FOLLOWING INFORMATION. Please respond to each question separately, indicating the question number. Please type all responses. See attached

1. General project description and goals with projected schedule for project completion, including target dates for interim tasks and goals.
2. Community Need: Why is this project needed?
3. Community Support: What is the nature of support for this project?
4. Budget: What is the total budget for the project and how will CPA funds be spent? All items of expenditure for CPA funds must be clearly identified. What other funding sources have been committed for this project? (use Budget Form provided)
5. Maintenance: If ongoing maintenance is required for this project, how will it be funded and who will be responsible?
6. Project location: Please include a map showing property location and any schematic drawings of the proposed project as appropriate.

TOWN OF WILBRAHAM
COMMUNITY PRESERVATION COMMITTEE
 240 SPRINGFIELD STREET,
 WILBRAHAM, MASSACHUSETTS 01095

BUDGET FORM

Project Name: Red Barn Bathrooms

Applicant: Patrick Brady

SOURCES OF FUNDING		
Source	Amount	
Community Preservation Act Fund	\$405,000	Historic renovation
WNCC	45,000	Private fund raising
Total Project Funding	\$ 450,000	

PROJECT EXPENSES		
Expense	Amount	Please indicate which expenses will be funded by CPA Funds:
Design, site work and foundation	\$45,000	WNCC
Exterior - roof, siding, windows, doors, etc.	\$175,000	CPA
Interior - Heating, A/C, ceiling, stalls, toilets etc.	\$170,000	CPA
Contingency	\$ 60,000	CPA
Total Project Expenses	\$ 450,000	

Please feel free to photocopy or recreate this form if more room is needed.

Additional information, if applicable:

7. Documentation that the applicant has control over the site.
8. Evidence that the project conforms to the conservation, zoning, building and other regulations of the Town of Wilbraham.

Applicant's Signature: *P Brady* Date: 01/14/2016
Printed Name: Patrick Brady

For Community Preservation Committee Use

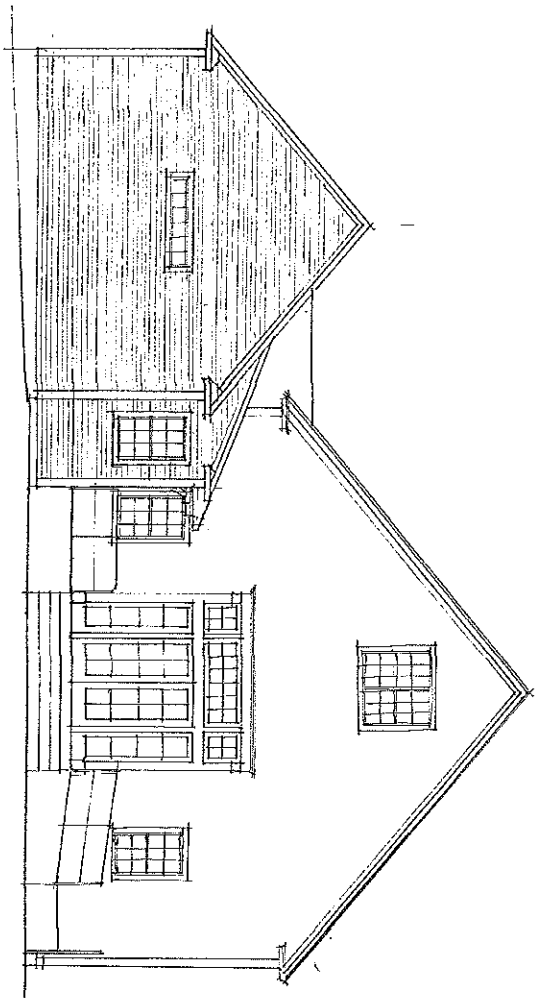
Received on _____ Reviewed on _____
Recommendation: _____ Amount _____ Funding Cycle FY _____



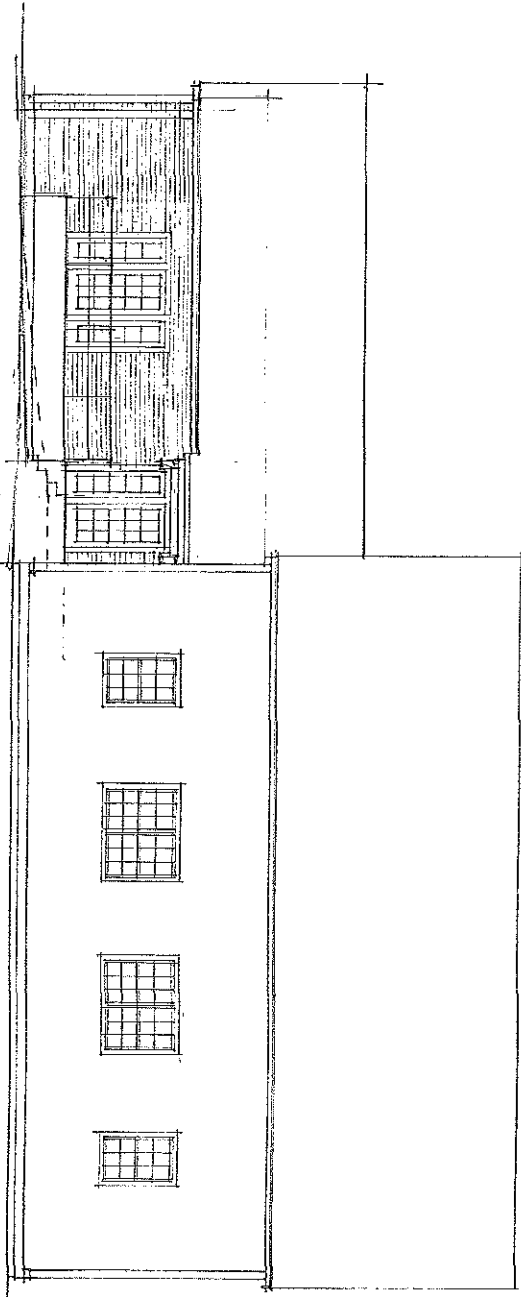
Red Barn Bathroom Proposal

1. This project is to add permanent bathrooms at Fountain Park for the comfort of the thousands of people using the park year round. The proposal is to build an addition to the Red Barn with ten stalls that will complete with the American Disabilities Act (ADA). The stalls will be accessible from both outside and inside the Red Barn. While the bathrooms will generally be open year round, they will only be accessible during daylight hours unless there is an event, such as summer concerts in the park.
2. The project is needed because there are between dozens and hundreds of people visiting the park 365 days of the year. There are anywhere from one to eight Sani-cans onsite at Fountain Park seven months per year. There are no lights in the Sani-cans, making them dangerous to use after dusk and, the Sani-cans are tipped over and otherwise vandalized rendering them useless to the guests until the servicing company can clean up the Sani-cans.
3. There is wide spread community support to add bathrooms at Fountain Park. The need for sanitary restrooms is especially acute among the young and elderly. The proposed bathrooms will have infant changing tables, as well as, ADA compliant toilets to meet the needs of handicapped individuals. Of course there will be soap and hot and cold running water.
4. The total budget for the bathroom project is \$450,000, including a 15 percent contingency. If you recall, the Wilbraham Nature and Cultural Center, Inc. (WNCC) mistakenly omitted a contingency for the interior renovation and spent an additional \$48,500 on costly but necessary, out of budget expenses due to unforeseen construction problems. WNCC is putting up the first \$45,000 for this project which will be spent on design services, site work and the foundation. The Community Preservation Committee is being asked to approve \$405,000 for the remainder of the project.
5. **WNCC is responsible for maintaining Fountain Park.** Everyone working at Fountain Park is a volunteer. WNCC board members have been raising money to maintain Fountain Park for the last 25 years. During that time, **the Town of Wilbraham has never been asked to contribute to the cost of maintaining Fountain Park.** In fact, Massachusetts' Anti-Aid Amendment specifically prohibits the use of public funds for maintenance costs. However, **Wilbraham Town Meeting approved the use of CPA funds for capital improvements at Fountain Park because it is for a legitimate public purpose and it materially adds value.** Sometime ago Town Counsel at the time, Mike Hassett, approved the use of CPA funds for capital improvements at Fountain Park. On December 2, 2015, in a letter to to Nick Breault, the recently appointed Town Counsel, Stephen Reilly, reasserts the same opinion.
6. The bathroom addition will be attached to the southwest corner of the Red Barn. When the interior of the Red Barn was completed, one of the cost overruns was to box out the southwest corner of the building to allow the addition without taking away from the look or function of the existing structure. This up front expense is one of the reasons it is more cost effective to put an addition on the Red Barn rather than convert the Carriage House into a free standing comfort station.

7. Wilbraham Town Meeting ceded control over Fountain Park to WNCC 25 years ago.
8. The proposal to build a bathroom addition to the Red Barn includes language requiring the contractor to obtain all the necessary building, zoning, conservation, etc permits from the Town of Wilbraham.



ELEVATION - SOUTH



THESE DESIGN PLANS, DRAWINGS, SPECIFICATIONS AND/OR ANALYSIS DOCUMENTATION WHICH HAVE BEEN PREPARED AND/OR PROVIDED BY KENT PECOY AND SONS CONSTRUCTION, INC. (THE COMPANY) IN CONNECTION WITH THE DESIGN AND CONSTRUCTION OF THE BUILDING AND RELATED IMPROVEMENTS SET FORTH HEREIN ARE THE PROPERTY OF THE COMPANY AND ARE NOT TO BE REPRODUCED, COPIED, REPRODUCED, OR OTHERWISE USED IN ANY MANNER WITHOUT THE WRITTEN PERMISSION OF THE COMPANY. THE COMPANY SHALL BE GRANTED IN THE SOLE AND EXCLUSIVE DISCRETION OF THE COMPANY.

CUSTOM DESIGN FOR
FOUNTAIN PARK
TINKHAM ROAD
WILBRAHAM, MA

THE *Pecoy*
CONSTRUCTION
Design Build Renovate Maintain

Sheet Description

Date Drawn

10/1/2014

Scale

1/4" = 1'-0"

Project #

Drawn By

Sheet #